

CARROLL STREET PROJECT INFORMATION

City of Mankato
Engineering Department
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Mankato, MN 56002-3368
Phone: 507/387-8600
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April 6, 2016

Work is about to commence on Carroll Street, city project #10292. The contractor is Holtmeier Construction.

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This letter is being sent to property owners as listed in the Blue Earth County property records. If you own rental property, please notify your tenants.
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Contractor's project manager: John Voigt Phone: 507-389-9112 Cell: 507-380-1157

Contractor's contact person/foreman on the job: Matt Schneider Phone: 507-995-9187

A PRECONSTRUCTION MEETING WILL BE HELD ON THURSDAY, APRIL 14, 2016, AT 5:30 P.M. AT THE INTERSECTION OF STATE STREET AND CARROLL STREET. IN CASE OF INCLEMENT WEATHER, THE MEETING WILL BE HELD AT THE INTERGOVERNMENTAL CENTER (CITY HALL). REPRESENTATIVES FROM THE CITY AND CONTRACTOR WILL BE ON HAND TO PROVIDE INFORMATION ON THE SCHEDULE AND ACCESS LIMITATIONS DURING CONSTRUCTION AND TO ANSWER YOUR QUESTIONS.

QUESTIONS

During construction, it is best to direct all project-related questions to your city resident project representative (RPR). Contractors' employees may not know all the details of upcoming work and are focused on producing a quality job with minimal contact with property owners.

A city vehicle and the RPR, with the city logo on vest or hat, will be available daily on the project. If not available, they can be contacted on their cell phone.

☞ *Questions about schedules, your access, construction notice activity, or driveway connections:*

City Resident Project Representative: Todd Wiens Phone: 387-8509 Cell Phone: 507-340-7792
Bridget Anderson Cell Phone: 507-720-4472

Other city contacts:

Public Works Director/City Engineer: Jeffrey Johnson, PE Phone: 507-387-8640 Cell: 507-995-6389
Senior Civil Engineer: Michael McCarty, PE Phone: 507-387-8643 Cell: 507-317-0415
Project Website: www.mankatoconstruction.com

☞ *Questions about paying for the work or having the city finance additional work between the street and your house:* Jim Tatge 507-387-8504

☞ *Questions or concerns about trees and landscaping:* Parks Department, Ashley Steevens at 720-1381

☞ *Issues relating to public safety, if emergency:* 911

☞ *General patrol questions:* Commander's office at 387-8780 or 387-8781

☞ *After-hour emergencies:* Call Public Safety at 911. If you require immediate assistance, the dispatcher will contact the proper on-call engineering or public works person to resolve street flooding, water service disruption, sanitary sewer backup, or other unforeseen event that may occur during a construction project.

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Location of water and sewer services

The city has hired Jetter Clean to locate water and sewer services from the boulevard to homes and businesses along the construction route. In addition to locating the services, they will be televising the services to determine their condition. If a problem is encountered with the services, you will receive a letter from the city requiring you to replace them. There is no cost for the locating and televising services, but if you are required to replace the services, that work will be at your expense. This cost may be added to your assessment for the road construction work and paid through your property taxes if you are interested in that option. Please allow access to your property for the location and televising work.

Garbage and recycling

Garbage and recycling will be picked up on the normal schedule. Please place your containers at their normal location (unless directed otherwise). The contractor and the city's collection contractor will work together to pick up your garbage and recyclables, placing the containers in their normal location after dumping.

Mail delivery

Mail will be delivered to your homes as usual. Any changes in mail delivery will be communicated to you in advance of any changes.

Project delays

Scheduling for the project may change on short notice. Weather delays or complications, delays by subcontractors or by private utilities providing phone, gas, electric and cable, can sometimes cause unforeseen delays to change a schedule. The contractor and the city will make every effort to notify residents of these short-term shut-offs or complications.

Disruptions to sewer and water service

During the project we attempt to provide city sewer and water services at all times, with any planned disruptions provided for by 24-hour notice and 4 hours or less duration. With complications requiring a longer shutoff period, residents will be notified by phone or door hanger. Please check all doors around your house for written notices, as city or contractor crews cannot guess which door you will be using. The front door is our normal notice location.

Rusty water

If rusty water appears, the contractor will need a plumber to access your home to remove your water meter for the duration of the construction of the water system. Arrangements will be made with you to provide access to your home for these connections.

Water charges

During the time you are on temporary water, you will only be charged for the base water amount. You may use as much water as necessary for your normal activities. After the contractor establishes sod restoration on your yard, water will be needed to maintain and re-establish the turf on your property. By that time, it is likely your water bill will again be in service and you will be billed for that water.

Private property located in the right-of-way (boulevard)

If a portion of your irrigation system - or other private property such as retaining walls, fences, plantings - is within the right-of-way, you are responsible for locating, relocating, marking, or securing it, as appropriate. The city is not responsible for repairing damages from construction activities to private property located in the city rights-of-way.

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AFTER THE WORK IS DONE

Incomplete work

After the work is essentially complete, the contractor will be given a punch list of minor defects or uncompleted tasks on the project. That work may proceed for several weeks after the projects are essentially complete, either in the base course season or, typically, in the second year when the final wear course is applied. This punch list activity will require cooperation and patience on your part as these last details are resolved. If, during this period, you notice an item that has not been satisfactorily completed and not addressed by the city, please contact your inspector or the engineering department.

Lawn maintenance suggestions

According to the University of Minnesota Extension Service and the Mankato engineering and public works policies, the following are items to assist you in maintaining the new work:

Sod and seed in right of way

The boulevard along your property received new sod or seed this year. The installing contractor will maintain it for 30 days. After that time, it will be your responsibility to water and mow the right of way adjoining your property.

Watering

Efficient watering practices are important to conserve water, maintain a sustainable, healthy turf, and reduce maintenance costs. Lawn grasses are about 90 percent water by weight. All nutrients taken into lawn grass roots from the soil are dissolved in water. Water vapor eventually diffuses out through leaf surfaces (evaporation) which helps cool the turfgrass and its surrounding microenvironment.

New sod requires about two inches of water per week until the roots are established. If the sod edge can be pulled up with little or no effort, continue watering at two inches per week. If the edge does not come up, the roots have taken hold and only need a minimum of one inch per week to keep healthy for a year. To check if sod has been watered enough, place any shallow, flat-bottomed tin can or other container under the sprinkler. Measure the water depth. Two inches once a week or one inch twice a week will help establish the sod for the following year. The goal is to water quite heavily and less frequently to encourage root growth so it becomes fully established. Continue watering until winter freeze. In the spring, if it does not rain at one-week intervals, begin watering again to ensure a healthy root system.

Mowing

Sod top growth is proportional to its root growth; therefore, it should not be mowed until the grass is about six inches high. Mowing too soon or too short will kill new sod as fast as letting it dry without watering. Set the mower at its highest level setting for the first year. After that, it can be cut shorter gradually over the season but never shorter than 3 inches. Cut off only the top 30 percent of the length of the grass blade at any one time.

Fertilizing

The lawn grade sod applied by the city has been fertilized. Please do not fertilize until late fall or the following spring. Fertilizing too soon will risk killing the sod. *Current regulations require the use of phosphorous-free fertilizer to protect our downstream water quality and discharge to the river.* Soil testing and fertilizing information can be obtained from the Blue Earth County Extension Office or a favorite lawn and garden store.

Further sod care information

Blue Earth County Extension Office: 507-304-4325 or email mnnext-blueearth@umn.edu

Sustainable Urban Landscape Information Series (SULIS): <http://www.sustland.umn.edu/maint/maint.htm>

Preserving new blacktop (asphalt) driveways

Avoid the use of new asphalt driveway for up to a week to ensure a satisfactory non-scuff surface. If you must travel across it during that week, do so on the coolest part of the day and with rubber tires, but with minimum turning or braking.

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Parking on the driveway will tend to develop some depressions until the temperature cools and the pavement cures out. Seal coats normally do not provide any structural benefit to new asphalt; however, it may close some pores and provide a more waterproof surface. If you choose to use a sealer, select products that are identified as asphalt emulsion sealers. Products labeled “coal tar” or with a “RC” or “MC” designation may provide unsatisfactory results. The city normally waits three years before applying asphalt emulsion sealer.

For six months after construction: Parking of any vehicle, trailer, motorcycle, bicycle, or other item on your driveway may leave depressions in the pavement; especially if the asphalt temperature is above 60 degrees F. Avoid making sharp turns or abrupt braking, since such actions can scuff the new surface. Some depressions and scuffing are expected when new asphalt is tender for the first several months.

Preserving new concrete driveways

The driveway contractor will spray new concrete with a curing compound. This seals the concrete and keeps the moisture level high. Wait at least three months before adding additional sealers to your driveway, to allow cure moisture to release slowly. Driveways poured up to August of any year can, and probably should be, sealed with a concrete sealant product before winter. Concrete poured after that date will have the benefit of the curing compound, and may be sealed the following year.

Concrete sealants include clear acrylic, linseed oil, and a variety of penetrating sealers, and are available from your local home improvement center. The local concrete plant, American Concrete, also has sealers available. You may obtain advice from them at 507-327-1613.

Driveway maintenance literature for concrete driveways is available from Construction Materials in St. Louis Park (952-929-0431), Construction Midwest of New Hope (763-536-8336), or from the Brock White Company of St. Paul or Rochester (651-647-0123). Other retailers and concrete sealing and waterproofing information can be found on the internet.